HOUSING MARKET INFORMATION

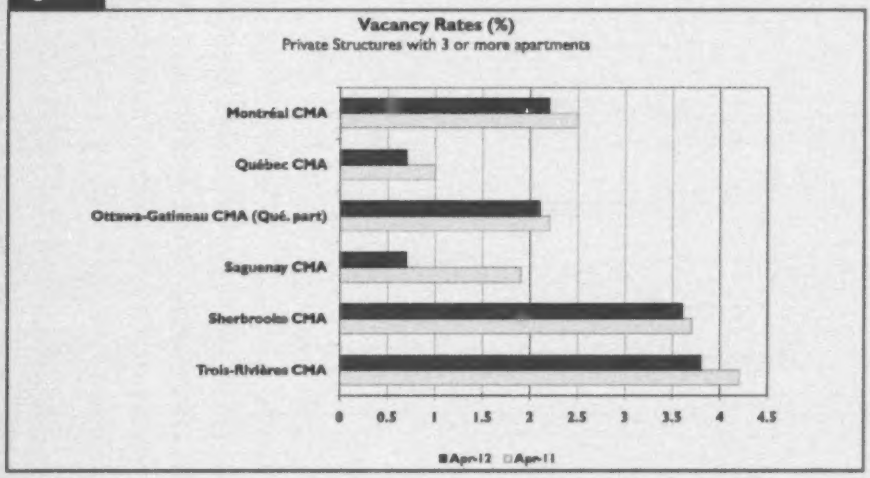
RENTAL MARKET REPORT

Québec Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

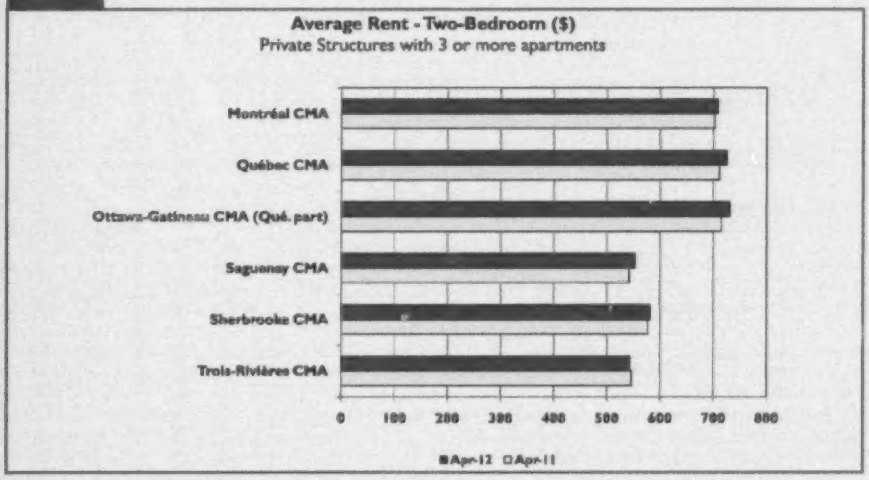
Date Released: Spring 2012

Figure 1



Source: CMHC

Figure 2



Source: CMHC

* Only centres with a population of 10,000 + are included in the survey.

Highlights

- The average vacancy rate in privately initiated buildings with three units or more was 2.2 per cent in April in urban areas (10,000 inhabitants or more) of Quebec
- With the exception of the Saguenay region, the survey reveals no significant movements of magnitude at the CMA level.
- The market remains tight in the larger apartment segments.
- The average rent is $677 for two bedroom apartments. At the CMA level, the average rent ranges between $543 and $731.
- The spring 2012 survey reflects unchanged levels of supply and demand.

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Stability of vacancy rates in Quebec

According to the Spring Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the average vacancy rate[1] for privately initiated structures with three units or more was 2.2 per cent in April in urban areas[2] (10,000 inhabitants or more) of Quebec. The decline, of 0.2 points over the same period last year, was not statistically significant.

This result is largely due to the influence of the census metropolitan area (CMA) of Montreal - which represents two-thirds of Quebec's rental stock - but also to other areas of the province.

With the exception of the Saguenay region, the survey reveals no significant movements of magnitude at the CMA level. With respect to other urban areas, the survey reported a slightly higher rate (2.8 per cent) in urban areas of 10,000 to 49,999 inhabitants and a rate of 3.1 per cent for agglomerations 50,000 to 99,999 inhabitants (see table).

Again this year, the market profile according to the unit size remains fairly uniform across the province and has not changed much in recent years: the market is tighter in the segment of large apartments. Indeed, the vacancy rate is significantly lower for apartments with two and three bedrooms (2.0 per cent and 1.6 per cent respectively) than for the bachelor units (3.7 per cent). However, even if rates have not significantly changed since last spring, the gap between these segments is reduced.

The average rent is estimated at $677 for two bedroom apartments. With regard to the CMAs, the average rent ranges between $543 and $731. As for other urban areas the average rent is situated at the lower end of this interval. The picture of rents by unit size is in line with their relative availability. The survey often shows that the average rent climbing by about $100 with the addition of a bedroom.

Again this year, the relative stability of vacancy rates across the province reflects unchanged levels of supply and demand. On the supply side, no significant increase has been observed, as developers prefer the condominium market segment. On the demand side strong immigration levels were offset by weaker youth employment.

Montréal

Like the province, the same key factors have resulted in a stable vacancy rate in Greater Montreal: it went from 2.5 per cent in April 2011 to 2.2 per cent in April 2012. The large Apartments are the most popular. Indeed, the vacancy rate for bachelor units was higher (3.9 per cent) than that observed in homes with a larger number of rooms (2.2 per cent for one-bedroom, 2.0 per cent for those two bedrooms and 1.2 per cent for three-bedrooms). For its part, the average rent for two bedroom units came in at $708 in April 2012.

Québec

In the Québec CMA, the vacancy rate remained stable as well this spring. It stood at 0.7 per cent. It is also the case for one-bedroom units or more. However, the bachelor market segment has tightened, as the vacancy dropped from 3.0 per cent in spring 2011 to 0.9 per cent in April this year. However, there will likely be more movement this year as the availability rate rose to 4 per cent, which means that on average four out of 100 were apartments available for rent in April, compared to 2.8, the previous year. The average monthly rent for a two bedroom apartment reached $725 this spring.

Gatineau

The vacancy rate has remained relatively stable in the Gatineau region between 2011 and 2012 (from 2.2 to 2.1 per cent this year). This result also reflects the situation by unit size, where the proportion of unoccupied dwellings has remained virtually unchanged. This stability of the rental market due to the fact that supply and demand of rental apartments experienced a similar increase during the past year. While the stock of rental units progressed about 2 per cent, as demand continued to be fuelled by the many newcomers in the region.

Sherbrooke

In the Sherbrooke area, the vacancy rate stood at 3.6 per cent this spring. It remained virtually unchanged from the previous year (3.7 per cent in April 2011). This is the second highest CMA vacancy rate after Trois-Rivières. In addition, the availability rate stood at 8 per cent, the highest of the CMA, indicating that a higher proportion of renters said they will not renew their lease. The average rent went from $577 to $581 in April 2012. Since the vacancy rate is higher in recent years, it is not surprising to observe a slowdown of rental rates.

[1] Based on privately-iniciated rental apartments structures of three or more units.

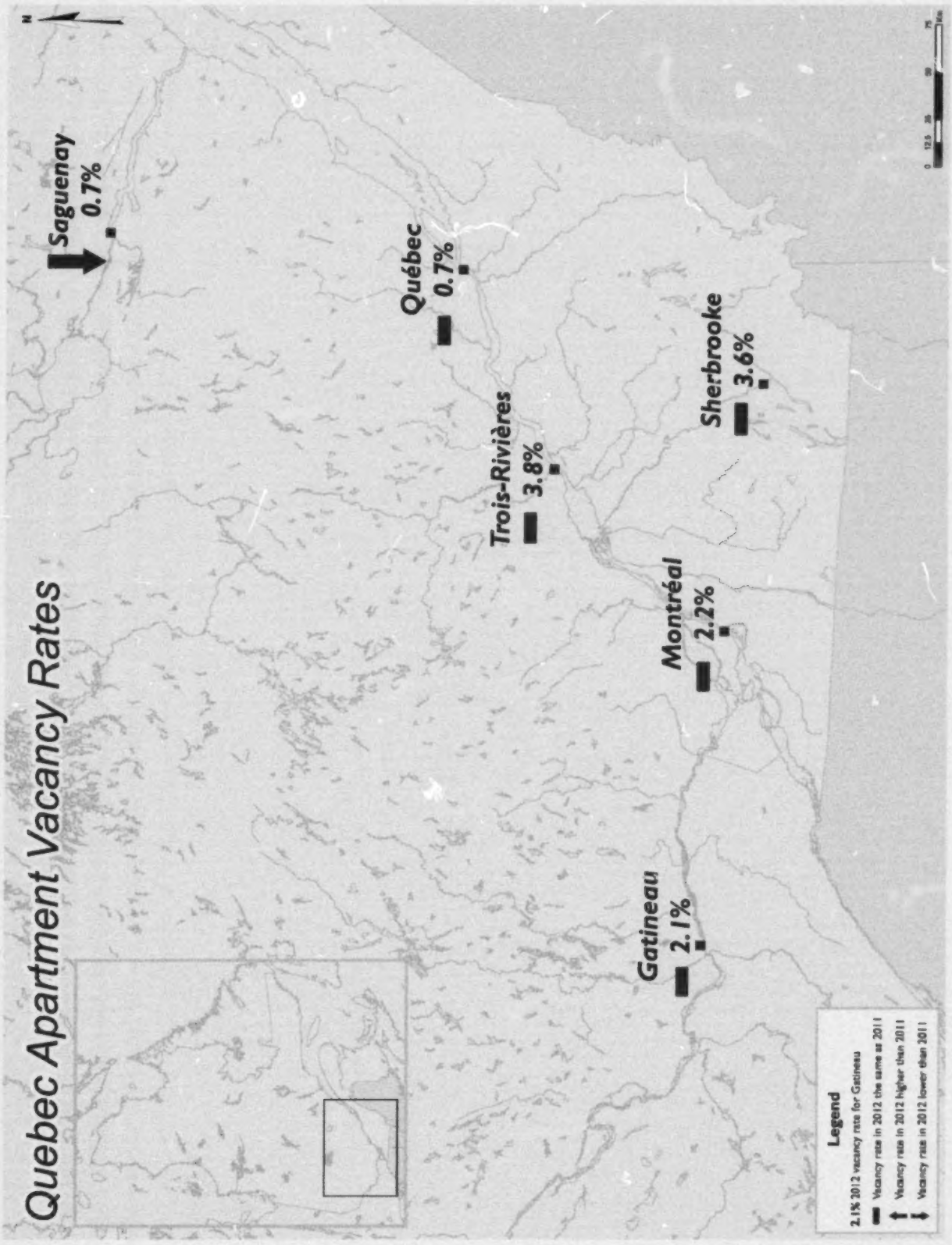
[2] Urban centres are defined as centres with a polulation of over 10,000. Census metropolitain areas (CMA) are based on Statistics Canada definition.

Trois-Rivières

The situation of the rental market has remained stable in the Trois-Rivières (vacancy rate of 3.8 per cent). In April 2012, the larger dwellings are those that exhibited relatively tighter conditions. Thus, the vacancy rate reached 2.6 per cent for 3-bedroom apartments and more, 3.7 per cent for two-bedroom apartments and 4.4 per cent for one bedroom apartments. The rent increases were a reflection of these less tight conditions. In April 2012, the estimated change in the average rent was well established at 1.9 per cent. The average rent for two bedroom apartments was $543 in the CMA.

Saguenay

Going from 1.9 per cent in the spring of 2011 to 0.7 per cent this year, the vacancy rate in the region of Saguenay is the only one to record a significant change. The category of one-bedroom apartments was the only one to display some availability. This situation is observable in all market segments and is attributable to a relatively strong demand from young workers and retirees. The supply side was limited by a sharp slowdown in construction since 2010. As for the average rent, it stood at $553 for two bedroom apartments. A recent increase in housing starts will raise the vacancy rate in this market.


Quebec Apartment Vacancy Rates
Saguenay
0.7%
Québec
0.7%
Trois-Rivières
3.8%
Sherbrooke
3.6%
Montréal
2.2%
Gatineau
2.1%
Legend
2.1% 2012 vacancy rate for Gatineau
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011

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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Ottawa-Gatineau CMA (Qué. part)	2.1 c	2.5 c	2.6 b	2.5 b	2.1 b	2.1 b	2.0 c	1.6 c	2.2 b	2.1 b
Montréal CMA	6.2 c	3.9 c	2.5 b	2.2 b	1.9 b	2.0 b	1.0 a	1.2 a	2.5 a	2.2 a
Québec CMA	3.0 c	0.9 c	1.1 a	1.0 a	0.8 a	0.6 a	0.6 a	0.7 a	1.0 a	0.7 a
Saguenay CMA	**	**	3.4 c	1.2 c	1.3 a	0.3 a	1.5 a	0.0 a	1.9 a	0.7 a
Sherbrooke CMA	4.9 d	3.7 c	3.2 c	3.6 c	3.9 b	3.7 b	3.2 c	3.4 c	3.7 b	3.6 b
Trois-Rivières CMA	**	**	4.3 c	4.4 c	4.0 c	3.7 c	3.7 c	2.6 c	4.2 c	3.8 c
Québec CMAs	**5.9 c**	**3.6 c**	**2.5 b**	**2.2 b**	**1.9 b**	**1.9 b**	**1.3 a**	**1.4 a**	**2.4 a**	**2.1 a**
Québec CA 50,000-99,999	**	**	**3.0 c**	**3.9 c**	**2.5 b**	**2.4 b**	**2.6 c**	**3.1 c**	**2.9 c**	**3.1 c**
Québec CA 10,000-49,999	**4.5 d**	**4.2 d**	**3.2 c**	**3.6 c**	**2.2 b**	**2.5 b**	**1.8 b**	**2.3 b**	**2.5 b**	**2.8 b**
Québec 10,000+	**5.9 c**	**3.7 c**	**2.5 b**	**2.3 b**	**2.0 b**	**2.0 b**	**1.4 a**	**1.6 a**	**2.4 a**	**2.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Ottawa-Gatineau CMA (Qué. part)	532 c	528 c	614 b	624 b	715 b	731 b	807 c	820 c	695 b	705 b
Montréal CMA	520 c	542 c	626 b	647 b	703 b	708 b	886 c	858 c	678 b	689 b
Québec CMA	499 c	498 c	608 a	602 a	711 a	725 a	859 a	846 a	694 a	694 a
Saguenay CMA	363 c	372 c	437 c	447 c	542 c	553 c	567 c	590 c	517 c	528 c
Sherbrooke CMA	396 c	385 c	465 c	466 c	577 b	581 b	693 c	694 c	554 b	561 b
Trois-Rivières CMA	361 c	373 c	445 c	440 c	546 c	543 c	592 c	598 c	525 c	524 c
Québec CMAs	**511 c**	**531 c**	**610 b**	**625 b**	**690 b**	**697 b**	**844 c**	**823 c**	**667 a**	**676 a**
Québec CA 50,000-99,999	**385 b**	**403 c**	**477 c**	**471 c**	**558 c**	**551 c**	**599 c**	**602 c**	**539 c**	**538 c**
Québec CA 10,000-49,999	**385 c**	**389 c**	**444 c**	**446 c**	**539 c**	**542 c**	**591 c**	**596 c**	**517 c**	**519 c**
Québec 10,000+	**502 c**	**521 c**	**595 c**	**609 c**	**671 c**	**677 c**	**801 c**	**787 c**	**650 c**	**658 c**

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1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Ottawa-Gatineau CMA (Qué. part)	847	853	5,083	5,138	11,171	11,466	2,809	2,821	19,910	20,278
Montréal CMA	45,857	45,662	134,090	133,844	212,028	211,742	59,066	59,043	451,041	450,291
Québec CMA	4,260	4,678	19,849	20,017	38,568	39,187	10,239	10,252	72,916	74,116
Saguenay CMA	252	257	2,037	2,052	4,216	4,316	1,476	1,478	7,981	8,103
Sherbrooke CMA	2,272	2,265	7,066	7,186	17,256	17,411	5,558	5,829	32,152	32,691
Trois-Rivières CMA	687	663	4,386	4,431	8,136	8,103	3,679	3,810	16,888	17,007
Québec CMAs	**54,175**	**54,378**	**172,511**	**172,668**	**291,375**	**292,225**	**82,827**	**83,233**	**600,888**	**602,486**
Québec CA 50,000-99,999	**1,695**	**1,682**	**7,610**	**7,730**	**17,999**	**18,267**	**7,426**	**7,643**	**34,730**	**35,322**
Québec CA 10,000-49,999	**3,122**	**3,011**	**11,581**	**11,617**	**25,071**	**25,502**	**7,928**	**8,040**	**47,702**	**48,170**
Québec 10,000+	**58,992**	**59,071**	**191,702**	**192,015**	**334,445**	**335,994**	**98,181**	**98,916**	**683,320**	**685,978**

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1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Ottawa-Gatineau CMA (Qué. part)	3.3 d	4.7 d	4.0 c	4.3 b	3.2 c	4.1 b	3.6 d	2.9 c	3.5 b	4.0 b
Montréal CMA	7.9 c	5.9 c	3.8 b	5.2 b	4.2 b	4.2 b	3.0 b	3.5 c	4.3 b	4.6 b
Québec CMA	**	4.9 d	3.5 c	4.7 b	2.3 b	3.7 d	2.0 c	3.1 c	2.8 a	4.0 b
Saguenay CMA	**	**	7.4 c	7.7 c	4.5 b	5.2 b	3.9 c	5.5 c	5.2 b	6.1 b
Sherbrooke CMA	12.1 d	9.7 d	8.7 b	8.0 b	8.0 b	8.1 b	9.0 b	7.2 b	8.7 a	8.0 a
Trois-Rivières CMA	**	**	8.3 c	6.3 c	7.6 b	6.2 b	7.0 c	5.0 c	7.8 b	6.1 b
Québec CMAs	**8.0 c**	**6.0 b**	**4.2 b**	**5.3 b**	**4.2 b**	**4.4 b**	**3.5 b**	**3.8 c**	**4.5 a**	**4.8 a**
Québec CA 50,000-99,999	**10.0 d**	**	**7.5 b**	**7.5 b**	**7.6 a**	**5.6 b**	**7.5 b**	**7.1 b**	**7.7 a**	**6.5 a**
Québec CA 10,000-49,999	**8.2 b**	**7.3 b**	**5.9 a**	**6.1 a**	**5.3 a**	**5.4 a**	**4.9 a**	**5.2 a**	**5.5 a**	**5.7 a**
Québec 10,000+	**8.0 b**	**6.1 b**	**4.4 b**	**5.5 b**	**4.5 a**	**4.5 a**	**4.0 b**	**4.2 b**	**4.7 a**	**4.9 a**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12
Ottawa-Gatineau CMA (Qué. part)	2.6 c	1.6 c	2.6 c	2.4 c	2.7 c	1.9 c	1.3 c	++	2.3 c	1.6 c
Montréal CMA	2.8 c	**	2.0 c	2.6 c	2.8 c	1.7 c	2.7 c	++	2.3 c	++
Québec CMA	3.4 c	++	1.8 c	++	2.8 c	++	2.5 c	++	2.6 c	1.3 c
Saguenay CMA	++	++	1.2 c	++	1.8 c	**	3.0 b	**	1.8 c	2.0 c
Sherbrooke CMA	++	++	2.8 c	++	1.4 c	**	0.9 c	**	1.6 c	1.1 c
Trois-Rivières CMA	++	**	1.7 c	2.4 c	2.3 c	++	++	2.0 c	1.2 c	1.9 c
Québec CMAs	**2.7**	**1.9**	**2.1**	**2.2**	**2.7**	**1.5**	**2.3**	**1.5**	**2.2**	**1.2**
Québec CA 50,000-99,999	++	++	**	++	1.1 c	++	2.1 c	2.4 c	2.3 c	++
Québec CA 10,000-49,999	**3.6**	**1.0**	**2.5**	**0.5**	**2.9**	**0.5**	**3.2**	**0.8**	**2.7**	**0.6**
Québec 10,000+	**2.7**	**1.8**	**2.1**	**2.0**	**2.6**	**1.4**	**2.4**	**1.5**	**2.3**	**1.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Amos CA	7.4 c	0.0 a	0.4 a	0.4 a	0.2 b	0.0 b	0.0 b	0.0 b	0.4 a	0.1 a
Rouyn-Noranda CA	2.6 c	0.5 b	0.4 b	0.5 b	0.5 b	0.2 a	0.0 b	0.4 b	0.6 a	0.3 a
Val D'Or CA	0.0 c	**	0.0 b	0.0 b	0.0 b	0.1 a	0.0 b	0.2 b	0.0 b	0.2 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type Québec – Abitibi-Témiscamingue										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Amos CA	374 b	360 a	405 a	403 a	508 a	506 a	559 a	562 a	491 a	490 a
Rouyn-Noranda CA	364 a	371 a	440 a	436 a	528 a	538 a	615 a	629 a	501 a	510 a
Val D'Or CA	372 a	358 b	414 a	423 a	522 a	514 a	596 a	580 a	503 a	495 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Amos CA	28	26	241	236	491	486	219	212	979	960
Rouyn-Noranda CA	310	306	730	739	1,401	1,423	386	396	2,827	2,864
Val D'Or CA	259	255	516	525	982	986	628	608	2,385	2,374

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Amos CA	7.4 c	0.0 a	0.8 b	0.9 b	0.4 a	0.0 a	0.0 b	0.0 a	0.6 a	0.2 a
Rouyn-Noranda CA	2.6 c	0.5 b	0.4 b	0.5 b	0.5 b	0.2 a	0.3 b	0.4 b	0.7 a	0.3 a
Val D'Or CA	3.1 d	1.9 c	0.7 a	0.4 a	0.2 a	0.2 a	0.2 b	0.4 b	0.6 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12
Amos CA	9.2 b	-4.2 b	6.7 b	-1.7 b	8.6 b	-0.5 b	6.3 b	++	8.5 b	-0.5 b
Rouyn-Noranda CA	3.9 b	**	3.4 b	3.1 b	3.6 b	3.2 b	**	5.0 b	3.3 b	3.4 b
Val D'Or CA	7.6 b	**	4.2 b	1.0 b	6.9 b	-1.2 b	4.2 b	++	5.6 b	-1.5 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Drummondville CA	**	**	2.5 b	3.5 b	2.9 b	3.1 b	3.9 c	3.5 c	3.6 b	3.7 b
Victoriaville CA	**	**	3.0 b	3.6 b	2.5 b	4.0 b	3.3 c	4.4 c	3.0 b	4.5 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Drummondville CA	360 b	373 b	482 b	492 b	537 b	534 b	587 c	597 c	521 b	530 b
Victoriaville CA	339 b	317 b	393 b	420 b	485 b	510 b	568 c	589 c	486 b	499 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Drummondville CA	589	584	1,871	1,897	3,337	3,481	2,025	2,118	7,822	8,080
Victoriaville CA	281	280	804	764	2,044	1,895	952	980	4,081	3,919

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Drummondville CA	**	**	6.7 c	7.9 c	9.7 c	10.0 c	10.7 c	11.4 c	9.3 b	10.1 c
Victoriaville CA	**	**	5.3 c	10.2 c	7.5 b	10.2 c	9.3 c	13.4 c	7.5 b	11.5 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12
Drummondville CA	++	1.5	**	++	++	2.4	++	2.5	**	1.7
Victoriaville CA	++	++	1.0	++	2.3	++	1.5	++	1.5	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Montmagny V	**	**	2.5 b	1.6	0.8	0.8	1.5	3.6	1.5	1.6
St. Georges CA	**	**	4.6	6.6	2.7	1.9	**	**	3.2	3.2
Sainte-Marie V	**	**	2.3	0.7	1.1	1.3	0.6	1.4	1.8	1.4
Thetford Mines CA	5.2	7.1	3.6	4.9	2.0	4.5	1.3	2.2	2.6	4.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Montmagny V	350 a	347 a	433 a	430 a	521 a	527 a	530 a	520 a	495 a	497 a
St. Georges CA	333 a	325 b	386 a	386 a	487 a	488 a	484 a	485 a	462 a	463 a
Sainte-Marie V	333 a	349 a	391 a	390 a	524 a	530 a	556 a	571 a	499 a	506 a
Thetford Mines CA	379 a	421 a	379 a	369 a	465 a	459 a	511 b	478 a	442 a	435 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Montmagny V	30	30	126	131	391	391	66	64	613	616
St. Georges CA	64	61	477	478	1,319	1,326	207	202	2,067	2,067
Sainte-Marie V	38	35	189	189	607	631	146	135	980	990
Thetford Mines CA	79	71	299	312	531	545	184	186	1,093	1,114

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Montmagny V	10.1 d	**	6.7 b	8.0 b	2.3 a	2.8 a	1.5 c	5.5 d	3.5 a	4.8 b
St. Georges CA	**	**	6.3 c	8.5 c	6.4 b	5.8 b	3.8 d	**	6.4 b	6.5 b
Sainte-Marie V	**	**	13.0 d	3.4 d	4.9 c	7.4 c	5.4 c	5.2 c	7.0 b	6.4 b
Thetford Mines CA	6.4 a	7.1 a	4.6 b	6.0 b	3.5 a	8.2 b	1.3 a	2.8 a	3.7 a	6.6 a

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12
Montmagny V	++	++	1.8 c	++	2.1 a	0.6 d	2.6 c	++	2.4 a	++
St. Georges CA	++	++	1.9 c	++	2.3 b	++	5.1 d	**	1.7 c	++
Sainte-Marie V	1.2 a	**	2.0 c	2.0 d	1.0 a	1.9 d	++	2.4 a	0.6 a	2.0 d
Thetford Mines CA	++	**	++	1.8	**	5.1 d	2.5 c	1.2 d	2.9 b	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Baie-Comeau CA	4.0 c	**	4.9 c	2.2 c	5.3 c	2.2 c	3.9 c	**	4.8 c	2.0 c
Sept Îles CA	2.2 c	0.5 c	0.6 c	0.5 c	0.7 c	0.1 c	0.2 c	0.5 c	0.7 c	0.3 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Baie-Comeau CA	396 c	377 c	469 c	470 c	570 c	566 c	633 c	641 c	533 c	535 c
Sept Îles CA	403 c	435 c	496 c	505 c	582 c	604 c	632 c	664 c	550 c	572 c

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Baie-Comeau CA	81	81	447	453	586	617	237	246	1,351	1,397
Sept Îles CA	212	228	706	692	1,025	1,031	468	467	2,411	2,418

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Baie-Comeau CA	4.0	3.0	6.4	6.6	7.8	4.5	4.8	6.5	6.6	5.4
Sept Îles CA	2.2	0.5	0.6	0.5	0.8	0.1	0.2	0.5	0.8	0.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12
Baie-Comeau CA	5.9 d	-4.8 d	3.1 c	++	3.2 c	0.9 c	**	1.6 c	2.9 c	0.6 c
Sept Îles CA	5.0 b	2.8 b	4.3 b	2.1 b	4.5 b	1.7 b	3.7 b	2.1 c	4.2 b	2.6 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Gaspé V	**	**	2.0 b	0.0	2.1 c	1.3	0.0 b	2.9 c	1.9 b	1.7
Les Îles-de-la-Madeleine MÉ	n/s	**	6.4 b	**	5.1 c	**	**	**	5.4 b	**
Matane CA	4.3 d	**	5.0 b	5.6	1.2 a	1.9	1.2 a	0.0	2.8 a	3.4
Rimouski CA	2.9 c	2.5	1.6 c	2.7	1.7 b	2.9	1.8 c	**	1.8 b	2.6
Rivière-du-Loup CA	3.0 c	4.3	2.3 c	5.2	2.4 b	2.4	2.3 b	5.0	2.4 a	3.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_6 Private Apartment Average Rents ($) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Gaspé V	361 a	380 b	456 a	452 a	523 a	531 a	584 a	567 a	505 a	506 a
Les Îles-de-la-Madeleine MÉ	n/s	**	528 a	512 a	592 a	578 a	724 a	**	573 a	556 a
Matane CA	374 a	377 a	426 a	435 a	525 a	528 a	583 a	566 a	485 a	486 a
Rimouski CA	426 a	446 a	513 a	509 a	644 a	647 a	682 a	692 a	590 a	585 a
Rivière-du-Loup CA	359 a	355 a	423 a	423 a	539 a	543 a	596 a	597 a	519 a	517 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_6 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Gaspé V	35	34	186	187	266	271	119	118	606	610
Les Îles-de-la-Madeleine MÉ	1	1	94	91	137	134	12	12	244	238
Matane CA	141	141	475	481	579	579	179	184	1,374	1,385
Rimouski CA	603	593	1,413	1,430	2,233	2,345	628	648	4,877	5,016
Rivière-du-Loup CA	187	185	494	500	1,478	1,565	389	379	2,548	2,629

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Gaspé V	**	**	2.0 b	0.0 d	2.1 c	1.3 d	0.0 b	2.9 c	1.9 b	1.7 b
Les Îles-de-la-Madeleine MÉ	n/s	**	7.5 b	**	7.3 b	2.7 c	**	**	7.5 b	3.2 c
Matane CA	**	**	6.8 b	7.4 c	3.1 c	3.7 b	4.2 d	1.2 d	4.9 b	5.0 b
Rimouski CA	**	**	5.8 c	5.9 d	6.2 c	5.5 c	4.1 d	2.8 d	6.6 b	5.9 b
Rivière-du-Loup CA	**	**	3.5 a	7.7 c	4.9 b	5.8 b	3.7 c	6.8 b	4.7 b	6.4 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12
Gaspé V	++	**	1.8 a	0.9 a	3.2 b	++	1.7 c	1.9 c	1.9 b	1.6 b
Les Îles-de-la-Madeleine MÉ	n/s	n/s	1.0 c	++	1.1 c	++	2.9 b	**	2.1 b	++
Matane CA	4.1 d	1.8 d	2.2 a	2.2 b	4.1 b	1.7 b	5.4 b	-0.8 d	3.6 b	1.4 a
Rimouski CA	3.0 c	++	++	++	**	++	**	++	2.3 c	++
Rivière-du-Loup CA	2.5 c	++	3.4 c	++	2.0 b	1.3 a	1.6 b	0.8 d	2.4 a	0.4 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Alma CA	**	**	**	9.3	2.3 b	2.4	3.6	2.6	3.8	3.6
Dolbeau-Mistassini CA	25.2	**	9.1	6.7	7.6	8.3	6.2	4.9	8.1	7.5
Roberval V	16.7	20.0	10.9	4.2	1.3	1.7	0.0	3.9	3.7	2.8
Saint-Félicien V	**	9.5	2.3	1.0	3.2	1.7	8.2	1.6	3.9	1.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Append.x link for more details

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Alma CA	330	343	385	379	461	470	504	512	458	463
Dolbeau-Mistassini CA	**	282	361	348	450	430	475	464	441	419
Roberval V	326	**	365	358	453	455	522	525	440	443
Saint-Félicien V	337	349	375	381	457	487	533	563	445	469

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_7 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Alma CA	28	23	285	289	1,089	1,151	370	370	1,772	1,833
Dolbeau-Mistassini CA	12	12	100	105	357	357	85	85	554	559
Roberval V	6	5	119	119	306	306	74	79	505	509
Saint-Félicien V	28	21	101	108	305	293	63	66	497	488

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Alma CA	**	**	**	16.9 c	9.7 b	9.6 b	10.8 c	7.5 c	10.8 c	10.4 a
Dolbeau-Mistassini CA	25.2 a	**	9.1 a	6.7 a	7.6 a	9.2 a	6.2 b	4.9 b	8.1 a	8.1 a
Roberval V	16.7 a	20.0 a	10.9 a	4.2 a	1.3 a	1.7 a	0.0 b	3.9 b	3.7 b	2.8 a
Saint-Félicien V	**	9.5 d	2.3 c	1.0 a	3.5 b	1.7 a	8.2 b	1.6 c	4.1 b	1.9 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12
Alma CA	++	**	++	++	3.1 b	++	2.8 c	1.4 d	2.5 b	++
Dolbeau-Mistassini CA	n/s	**	++	++	4.8 c	-5.1 c	++	-2.1 c	3.6 c	-4.1 c
Roberval V	n/s	**	1.0 a	++	0.9 a	0.6 a	4.0 d	++	1.3 a	++
Saint-Félicien V	6.0 d	++	2.8 c	**	2.6 b	2.2 b	5.4 c	-4.3 c	2.5 b	0.9 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Joliette CA	5.9 c	4.3 c	2.4 c	3.1 c	1.6 c	2.4 b	1.0 c	1.9 c	1.8 b	2.5 b
Lachute CA	**	**	**	7.4 c	5.7 c	2.7 c	2.7 c	2.9 c	5.8 b	3.9 b
Mont-Laurier V	5.6 b	3.4 b	3.9 b	3.3 b	2.4 b	1.2 b	2.8 b	5.1 b	3.2 a	2.6 b
Prévost V	**	**	0.0 c	**	**	**	0.0 c	0.0 c	1.0 c	**
Rawdon MÉ	**	**	0.0 b	0.0 b	1.4 a	0.9 b	0.0 b	0.0 b	0.9 a	0.5 a
Saint-Lin--Laurentides V	**	**	3.5 c	**	2.2 c	4.2 c	**	**	3.0 c	3.9 c
Sainte-Adèle V	**	9.1 c	2.3 b	6.7 b	3.3 b	4.9 b	0.0 b	7.5 b	2.7 a	6.1 b
Sainte-Sophie MÉ	0.0 c	**	0.0 c	**	0.0 c	0.0 c	**	**	0.0 c	0.0 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Joliette CA	422 a	411 a	470 a	471 a	603 a	592 a	654 a	655 a	581 a	572 a
Lachute CA	384 a	402 a	435 a	446 a	545 a	550 a	554 a	583 a	511 a	521 a
Mont-Laurier V	368 a	360 a	411 a	414 a	496 a	500 a	549 a	546 a	464 a	465 a
Prévost V	**	**	527 a	544 a	789 b	710 b	987 c	859 c	683 a	649 b
Rawdon MÉ	409 b	395 a	425 a	425 a	565 a	572 a	603 a	609 a	535 a	539 a
Saint-Lin--Laurentides V	**	**	453 a	443 a	593 a	611 a	660 a	705 a	575 a	592 a
Sainte-Adèle V	454 b	449 b	517 a	511 a	601 a	623 a	657 a	662 a	575 a	586 a
Sainte-Sophie MÉ	371 a	**	461 a	484 a	514 a	509 a	**	**	497 a	498 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_8 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Joliette CA	252	200	953	957	2,861	2,922	861	888	4,927	4,967
Lachute CA	48	45	236	234	495	501	130	129	909	909
Mont-Laurier V	89	91	400	381	497	492	141	138	1,127	1,102
Prévost V	2	3	36	35	50	58	19	43	107	139
Rawdon MÉ	14	14	89	94	228	247	52	53	383	408
Saint-Lin--Laurentides V	6	6	75	78	253	295	60	73	394	452
Sainte-Adèle V	33	35	184	182	277	285	85	83	579	585
Sainte-Sophie MÉ	7	6	13	13	42	40	5	5	67	64

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Joliette CA	5.9 a	5.4 a	3.9 c	4.8 c	3.3 d	5.2 c	3.4 d	3.9 c	3.6 c	4.9 c
Lachute CA	**	**	**	12.2 d	19.1 d	11.0 c	**	12.7 d	22.0 d	11.2 c
Mont-Laurier V	6.7 a	8.0 b	4.7 b	4.4 b	3.5 a	4.2 a	5.7 a	5.1 a	4.4 a	4.7 a
Prévost V	**	**	7.1 c	**	**	**	0.0 c	**	5.1 c	**
Rawdon MÉ	**	**	1.3 a	1.3 a	2.8 b	5.3 b	0.0 a	1.9 a	2.0 b	3.8 b
Saint-Lin--Laurentides V	**	**	3.5 c	**	2.2 c	5.2 c	**	**	3.0 c	5.6 c
Sainte-Adèle V	**	12.1 d	5.8 a	10.9 c	6.0 a	8.4 b	1.2 a	7.5 b	5.6 a	9.2 a
Sainte-Sophie MÉ	0.0 a	**	0.0 a	**	**	0.0 a	**	**	8.2 c	0.0 a

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12
Joliette CA	++	**	**	++	2.0 c	++	**	2.6 c	2.7 c	1.2 c
Lachute CA	**	5.7 d	1.7 c	4.1 c	2.5 b	1.6 b	4.8 d	2.4 c	2.1 b	2.9 b
Mont-Laurier V	++	++	2.9 a	++	1.5 a	1.1 a	2.3 a	-1.2 a	0.7 a	0.6 a
Prévost V	**	**	3.1 b	++	**	**	**	++	++	++
Rawdon MÉ	++	++	**	++	1.7 c	++	6.0 d	-5.4 d	++	++
Saint-Lin--Laurentides V	**	**	4.2 d	++	2.5 c	**	++	**	2.6 c	**
Sainte-Adèle V	**	++	2.6 c	-1.6 c	1.7 c	++	2.5 c	++	1.8 c	++
Sainte-Sophie MÉ	**	**	2.6 c	2.6 c	2.5 c	1.2 c	**	**	++	1.7 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Cowansville CA	14.7 c	10.4 c	3.6 c	5.2 c	5.0 b	7.7 c	3.4 c	2.4 c	4.6 b	6.1 b
Granby CA	**	**	2.4 c	4.9 c	2.1 c	1.8 c	3.7 d	3.2 d	2.6 b	2.8 b
Saint-Hyacinthe CA	**	**	3.0 d	1.2 c	1.7 c	2.0 c	0.6 b	**	1.9 c	2.1 c
Saint-Jean-sur-Richelieu CA	**	**	1.1 c	1.1 c	1.4 a	0.9 a	1.3 a	2.3 a	1.2 a	1.2 a
Salaberry-de-Valleyfield CA	0.0 a	0.0 a	**	0.0 a	0.5 a	0.6 a	0.7 b	0.0 a	0.7 a	0.3 a
Sorel-Tracy CA	**	**	6.8 c	10.0 c	3.4 c	4.0 c	2.3 c	**	4.1 c	5.5 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Cowansville CA	364 a	366 a	418 a	427 a	532 a	543 a	558 a	568 a	503 a	516 a
Granby CA	386 b	427 b	505 a	498 b	584 a	576 a	666 b	665 a	561 a	563 a
Saint-Hyacinthe CA	406 c	443 b	479 b	477 b	578 a	568 a	642 a	639 a	553 a	551 a
Saint-Jean-sur-Richelieu CA	424 a	412 a	484 a	476 a	595 a	593 a	644 a	667 a	581 a	582 a
Salaberry-de-Valleyfield CA	387 a	398 a	461 a	455 a	585 a	564 a	600 a	602 a	547 a	538 a
Sorel-Tracy CA	361 a	377 a	455 a	471 a	502 a	509 a	558 a	557 a	496 a	505 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_9 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Cowansville CA	52	52	393	394	854	865	363	368	1,662	1,679
Granby CA	347	362	1,906	1,963	4,427	4,467	822	859	7,502	7,651
Saint-Hyacinthe CA	397	389	1,545	1,547	3,363	3,351	1,240	1,282	6,545	6,569
Saint-Jean-sur-Richelieu CA	285	269	1,429	1,441	4,366	4,391	2,040	2,056	8,120	8,157
Salaberry-de-Valleyfield CA	102	82	602	623	1,172	1,216	300	321	2,176	2,242
Sorel-Tracy CA	77	72	585	590	1,833	1,864	348	354	2,843	2,880

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
Cowansville CA	14.7 c	10.4 d	5.3 b	5.2 d	7.6 b	7.9 b	4.6 c	2.8 b	6.7 b	6.2 b
Granby CA	**	**	**	4.9 c	7.1 c	1.9 c	**	3.2 d	7.2 b	2.9 b
Saint-Hyacinthe CA	**	**	**	5.1 d	5.7 c	5.9 c	**	4.5 d	6.5 c	5.9 c
Saint-Jean-sur-Richelieu CA	**	**	4.7 d	4.1 d	5.9 c	2.9 b	4.6 d	4.5 d	5.4 b	3.6 c
Salaberry-de-Valleyfield CA	**	**	7.5 c	3.4 d	4.7 c	5.1 d	2.5 c	**	5.3 c	5.2 c
Sorel-Tracy CA	**	**	11.1 d	13.0 d	7.8 b	6.0 b	11.3 d	**	9.2 b	7.6 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12
Cowansville CA	**	**	++	++	0.7	1.5	1.5	++	0.7	1.3
Granby CA	++	**	**	-3.2	**	++	1.8	1.3	3.9	++
Saint-Hyacinthe CA	**	++	++	++	**	**	**	++	**	**
Saint-Jean-sur-Richelieu CA	++	++	**	++	++	**	++	**	++	3.8
Salaberry-de-Valleyfield CA	++	**	5.3	++	5.5	-4.3	**	++	3.4	**
Sorel-Tracy CA	1.4	3.0	3.0	++	2.6	++	**	1.7	2.8	0.9

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in th sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
La Tuque City	0.0 a	0.0 a	17.1 a	13.6 a	7.6 a	6.6 a	4.6 a	4.8 a	9.6 a	8.1 a
Shawinigan CA	**	**	**	12.3 c	6.0 b	6.0 b	4.2 c	5.2 b	6.3 b	7.0 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_10 Private Apartment Average Rents ($) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
La Tuque City	320 a	313 a	365 a	346 a	406 a	405 a	470 a	472 a	405 a	399 a
Shawinigan CA	320 a	301 b	371 a	359 a	439 a	425 a	474 a	456 a	436 a	419 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_10 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
La Tuque City	17	17	213	207	359	359	148	146	737	729
Shawinigan CA	77	78	859	882	2,506	2,577	1,299	1,328	4,741	4,865

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12	Apr-11	Apr-12
La Tuque City	0.0 a	0.0 a	23.3 b	19.4 c	14.8 b	11.1 a	11.4 c	11.6 a	16.3 a	13.4 a
Shawinigan CA	**	**	**	**	11.0 c	10.7 c	7.7 b	8.3 b	11.1 a	12.1 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_10 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12	Apr-10 to Apr-11	Apr-11 to Apr-12
La Tuque City	2.9	-0.9	4.5	-3.0	3.7	++	3.2	1.0	3.2	-1.2
Shawinigan CA	**	++	3.9	++	**	++	**	++	3.2	-1.4

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented in this publication is based on Statistics Canada's 2006 Census area definitions. April 2012 data presented in this publication is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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